

THIS INSTRUMENT PREPARED BY:
Wallace, Ellis, Fowler & Head
Attorneys at Law
P O Box 587
Columbiana, AL 35051

SEND TAX NOTICE TO:
Alabaster City Board of Education
1953 Municipal Way
Alabaster, AL 35007

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
) **KNOW ALL MEN BY THESE PRESENTS,**
COUNTY OF SHELBY)

That in consideration of **FIFTY THOUSAND AND NO/100-----DOLLARS (\$50,000.00)**, to the undersigned grantor, **WAYNE P. WALTON**, a married man, in hand paid by **ALABASTER CITY BOARD OF EDUCATION**, the receipt of which is hereby acknowledged, the said **WAYNE P. WALTON**, does by these presents, grant, bargain, sell and convey unto the said **ALABASTER CITY BOARD OF EDUCATION**, the following real estate, situated in Shelby County, Alabama, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.


Subject to:

- 1. Any mineral or mineral rights leased, granted or retained by current or prior owners.**
- 2. Taxes and assessments for the tax year 2014 and subsequent years and not yet due and payable.**
- 3. Right(s) of way to South Central Bell, as recorded in Book 337, Page 235.**
- 4. Any portion of subject property lying within a road right of way.**

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

TO HAVE AND TO HOLD, To the said **Alabaster City Board of Education**, its successors and assigns forever.


IN WITNESS WHEREOF, the said **WAYNE P. WALTON**, has hereto set his signature and seal, this the 3rd day of October, 2014


Wayne P. Walton

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Wayne P. Walton, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 3rd day of October, 2014


Notary Public

My Commission Expires: 9/12/15




EXHIBIT "A"

Legal Description Parcel 9:

Commence from Northwest Corner of the Northwest 1/4 of the Southwest 1/4 of Section 10, Township 21 South, Range 3 West; thence East along the North line of said 1/4 -1/4 a distance of 2189.95 feet; thence right 137°50'41" a distance of 348.46 feet; thence left 16°28'26" a distance of 82.97 feet to the Point of Beginning; thence right 91°06'07" a distance of 357.34 feet; thence left 90°00'00" a distance of 319.98 feet; thence left 89°59'17" a distance of 359.54 feet; thence left 90°24'23" a distance of 320.06 feet to the Point of Beginning; Said Parcel contains 2.63 acres more or less.

H.P. H.


20141007000315730 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
10/07/2014 02:54:12 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Wayne P. Walton
Mailing Address 1107 Camelot Circle
Hoover, AL 35226

Grantee's Name: Alabaster City Board of Education
Mailing Address: 1953 Municipal Way
Alabaster, AL 35007

Property Address: Parcel ID#23-2-10-3-001-002.000

Date of Sale 10-3-14
Total Purchase Price \$ 50,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other –

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address -the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975§ 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975§ 40-22-1 (h).

Date 10-3-14

Sign William R. Justice
(Grantor/Grantee/Owner/Agent) circle one

Print William R. Justice

☐ Unattested

(Verified by)